

TOWN OF ARLINGTON
 Dimensional and Parking Information
 for Application to
 The Arlington Redevelopment Board

Docket No. _____

Property Location 18-20 BECKMAP STREET

Zoning District R2

Owner: SPY AND DEVELOPMENT, LLC

Address: 2964 MASSACHUSETTS AVENUE, STE. 440
CAMBRIDGE, MA 02140

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

NON-COMFORMING ILLEGAL RENTAL APARTMENTS 7,205.90 SF

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

4 OWNER-OCCUPIED RESIDENCES

7,798 SF

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	<u>7824 SF</u>	<u>7,824 SF</u>	min. <u>6,000 SF</u>
Frontage	<u>50 FT</u>	<u>50 FT</u>	min. <u>60 FT</u>
Floor Area Ratio	<u>.92</u>	<u>.99</u>	max. <u>.35</u>
Lot Coverage (%), where applicable	<u>26%</u>	<u>29%</u>	max. <u>35%</u>
Lot Area per Dwelling Unit (square feet)	<u>1,304 SF</u>	<u>1,956 SF</u>	min.
Front Yard Depth (feet)	<u>19.5 FT</u>	<u>25.3 FT</u>	min. <u>20 FT</u>
Side Yard Width (feet)	right side <u>3.1 FT</u>	<u>3.1 FT</u>	min. <u>10 FT</u>
	left side <u>9.4 FT</u>	<u>9.4 FT</u>	min. <u>10 FT</u>
Rear Yard Depth (feet)		<u>70.8 FT</u>	min. <u>20 FT</u>
Height			min.
Stories		<u>2.5</u>	stories <u>2.5</u>
Feet		<u>31.9 FT</u>	feet <u>35 FT</u>
Open Space (% of G.F.A.)			min.
Landscaped (square feet)		<u>727.35 SF</u>	<u>2090.07 SF</u> <u>10%</u> (s.f.)
Usable (square feet)		<u>2,376 SF</u>	<u>30%</u> (s.f.)
Parking Spaces (No.)		<u>6</u>	min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction		<u>FIRE PROTECTED WOOD FRAME</u>	
Distance to Nearest Building			min.

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 18-20 BELKNAP

Zoning District: R2

OPEN SPACE*

	EXISTING	PROPOSED
Total lot area	<u>7,824 SF</u>	<u>7,824 SF</u>
Open Space, Usable	&	<u>2,376 SF</u>
Open Space, Landscaped	<u>727.35 SF</u>	<u>2,090.07 SF</u>

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

GROSS FLOOR AREA (GFA) †

Accessory Building	<u>448.68 SF</u>	&
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>1,963.74 SF</u>	<u>2,229 SF</u>
1 st Floor	<u>2,037.99 SF</u>	<u>2,229 SF</u>
2 nd Floor	<u>1,956.83 SF</u>	<u>2,229 SF</u>
3 rd Floor	—	—
4 th Floor	—	—
5 th Floor	—	—
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>1,247.34 SF</u>	<u>1112 SF</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	—	—
All weather habitable porches and balconies	—	—
Total Gross Floor Area (GFA)	<u>7,654.58 SF</u>	<u>7,798 SF</u>

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

REQUIRED MINIMUM OPEN SPACE AREA

Landscaped Open Space (Sq. Ft.)	<u>727.35 SF</u>	<u>2,090.07 SF</u>
Landscaped Open Space (% of GFA)	<u>9.5%</u>	<u>26.8%</u>
Usable Open Space (Sq. Ft.)	&	<u>2,376.51 SF</u>
Usable Open Space (% of GFA)	&	<u>30.5%</u>

This worksheet applies to plans dated _____ designed by _____

Reviewed with Building Inspector: _____ Date: _____